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CHANGES MADE BY COURT

9 UNITED STATES BANKRUPTCY COURT
10 CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION
11

12 In re
13 NORTHERN HOLDING, LLC,
14 Debtor.

Case No. 8:20-bk-13014-MW

Chapter 7

ORDER APPROVING STIPULATION
FOR TURNOVER OF REAL PROPERTY
LOCATED AT
1172 SAN MARCOS ROAD, PASO
ROBLES, CA

[NO HEARING REQUIRED]

18 The court having reviewed and considered the *Stipulation for Turnover of Real Property*
19 *Located at 1172 San Marcos Road, Paso Robles, CA*, APN Nos. 026-104-001, 027-145-022 (the
20 “Stipulation”, Docket No. 184),¹ and good cause appearing,

21 IT IS HEREBY ORDERED that the Stipulation is approved as follows:

22 1. The San Marcos Lease, to the extent that it is valid, is voluntarily and mutually
23 terminated and any and all interests of Rabbit Ridge in the San Marcos Lease is terminated,
24 including but not limited to any leasehold, occupancy, or possessory interest in the property and
25 facilities located at 1172 San Marcos Road, Paso Robles, CA, APN Nos. 026-104-001 and 027-145-
26 022 (“Property”), and any right to use the production facilities at the Property.

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28 ¹ All terms not defined herein are used as they are defined in the Stipulation.

1 2. Rabbit Ridge shall vacate and turn over possession of the Property and all keys, gate
2 openers, and all other methods of access to the Property to the Trustee on or before midnight on July
3 31, 2021 ("Turnover Deadline").

4 3. To the extent that any such rights exist, any occupancy, possessory, and rights of use
5 of Rabbit Ridge at the Property are extinguished.

6 4. In the event Rabbit Ridge does not vacate and turn over possession of the Property by
7 the Turnover Deadline, and upon Trustee's request, the Clerk may issue a writ of assistance
8 authorizing the United States Marshals Service to remove and lock Rabbit Ridge out of the Property.

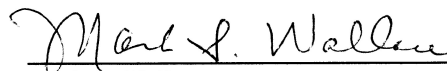
9 5. Trustee may seek all necessary and appropriate court orders to enforce the terms and
10 purpose of this Order.

11 6. In the course of vacating the Property and turnover to the Trustee, Rabbit Ridge shall
12 not remove, destroy, disturb, or tamper with any of the following: furniture, fixtures including trade
13 fixtures, inventory, agricultural assets such as crops, vines, seeds, and raw and unfinished products,
14 wine barrels and casks, machinery and equipment (including but not limited to bottling and
15 processing equipment), materials, and ingredients of any kind.

16 IT IS SO ORDERED.

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23 Date: August 23, 2021


Mark S. Wallace
United States Bankruptcy Judge